

# Project Data Sheet

## Project Data

Note: More detailed statistics may be requested during review of the application.

Existing Use: Mixed Use		Proposed Use: Mixed Use	
Existing Generalized Land Use: Mixed Use - Non-Residential		Proposed Generalized Land Use: Mixed Use - Residential/Non-Residential	
Total lot area: 21,897.00 m <sup>2</sup>	Lot frontage: 194.08 m	Lot depth 176.61 m	
Date of construction for existing building (if known): 1968-1970			
Number of buildings	Existing 1	Retained 0	Proposed 4 Total 4
Ground Floor Area	Existing 6,386.29 m <sup>2</sup>	Retained 0.00 m <sup>2</sup>	Proposed 5,899.00 m <sup>2</sup> Total 5,899.00 m <sup>2</sup>
Residential GFA	Existing 0.00 m <sup>2</sup>	Retained 0.00 m <sup>2</sup>	Proposed 189,863.00 m <sup>2</sup> Total 189,863.00 m <sup>2</sup>
Non-residential GFA	Existing 22,113.00 m <sup>2</sup>	Retained 0.00 m <sup>2</sup>	Proposed 9,832.00 m <sup>2</sup> Total 9,832.00 m <sup>2</sup>
Landscaped Open Space	Existing 4,181.00 m <sup>2</sup>	Retained 0.00 m <sup>2</sup>	Proposed 11,970.00 m <sup>2</sup> Total 11,970.00 m <sup>2</sup>
Paved Surface Area	Existing 6,332.00 m <sup>2</sup>	Retained 0.00 m <sup>2</sup>	Proposed 4,028.00 m <sup>2</sup> Total 4,028.00 m <sup>2</sup>
Height of Building(s)	Existing 6.00 Storeys 18.70m	Retained 0.00 Storeys 0.00 m	Proposed 54.0 Storeys 171.0m Total 54.0 Storeys 171.0m
<b>Minimum Setbacks</b>			
Front Lot Line East	Existing 17.85 m	Retained 0.00 m	Proposed 0.00 m
Side Lot Line South	Existing 13.98 m	Retained 0.00 m	Proposed 4.50 m
Side Lot Line North	Existing 30.29 m	Retained 0.00 m	Proposed 47.10 m
Rear Lot Line West	Existing 0.00 m	Retained 0.00 m	Proposed 4.50 m
<b>Residential Units - Tenure and Quantity</b>			
Existing: <input type="checkbox"/> Rental* Units <input type="checkbox"/> Freehold Units <input type="checkbox"/> Condo Units <input checked="" type="checkbox"/> Other: Hotel 353 Units			
Retained: <input type="checkbox"/> Rental* Units <input type="checkbox"/> Freehold Units <input type="checkbox"/> Condo Units <input checked="" type="checkbox"/> Other: None 0 Units			
Proposed: <input type="checkbox"/> Rental Units <input type="checkbox"/> Freehold Units <input checked="" type="checkbox"/> Condo 2750 Units <input checked="" type="checkbox"/> Other: Hotel 125 Units			
Total: <input type="checkbox"/> Rental 0 Units <input type="checkbox"/> Freehold Units <input checked="" type="checkbox"/> Condo 2750 Units <input checked="" type="checkbox"/> Other: Hotel 125 Units			

\*If Rental Units are selected for Existing and Retained conditions, a "Rental Housing Demolition and Conversion Screening and Declaration" form is required to be submitted with this Application.

## Breakdown of Project Components - Part 1 of 2

Total GFA of project: 199696					
Lot coverage ratio (ground floor area÷lot area) 0.35			Floor space ratio (gross floor area÷lot area) 6.73 (PLEASE REFER TO SHEET A100.S FOR EXPLANATION)		
Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Total GFA (m <sup>2</sup> )	189,863.00 m <sup>2</sup>	545.00 m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	9,287.00 m <sup>2</sup>
Percentage of Project (%)	95.00 %	0.30 %	%	%	4.70 %
Below Grade GFA (m <sup>2</sup> )	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
Breakdown of Residential Component	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
Number of Units	2,750	138	1,869	467	276
Typical Unit Size	55.80 m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>

## This section for Office Use Only

File No(s): \_\_\_\_\_ Date Received: \_\_\_\_\_

## Breakdown of Project Components - Part 2 of 2

**Parking and Loading Data:** Number of parking places provided in project: 1,558

**Breakdown of parking space allocation:**

for residential use 1,375 for residential visitors \_\_\_\_\_ for retail use 6

for office use \_\_\_\_\_ for industrial use \_\_\_\_\_ for institutional/other use 177

**Location and number of parking spaces:**

☒ Open surface spaces 59 ☒ Attached garage 26 ☐ Detached garage \_\_\_\_\_ ☐ Cash payment in lieu \_\_\_\_\_

☐ Above grade parking deck \_\_\_\_\_ ☒ Below grade parking structure 1,382 ☒ Off-site lease 91

Number of loading spaces provided in project: 11 Type of loading spaces provided (if applicable) \_\_\_\_\_

**Access and Services:**

Road access ☐ Provincial Highway ☒ Municipal Street ☐ Private right-of-way

Servicing: ☐ All of below

Municipal Water                      Municipal Sanitary Sewers                      Municipal Storm Sewers                      Other (septic)

☒ available ☐ connected    ☒ available ☐ connected    ☒ available ☐ connected